

**NEWFIELDS PLANNING BOARD MEETING
JANUARY 15, 2009**

Attendance: William Meserve, John Hayden, Mark Bouzianis, Mike Todd, James Daley, Mike Price, Selectman's Representative Michael Woodworth and Town Planner Clay Mitchell.

The meeting was called to order at 7:00pm by Chairman Meserve.

Preliminary Discussion-Main Street Arts

Kelly Corson updated the Board on the Main Street Art Group project to convert the old post office in to an art center. She presented them with a rough sketch of the site.

Kelly anticipates that parking will be the big issue at the site. The plan is to have 3 parking spaces in the front of the building with one of them being a handicap accessible space. It may be possible to offer additional parking at the Library, Newfields School, Church Street or Town Hall. Program participants would be given a map of where to park and urged to be cautious. She would like the front of the building to be the pick up and drop off location. Kelly met with Chief Reed regarding putting in a crosswalk in front of the Library but he didn't believe it was possible because of the lack of visibility.

Bill Meserve asked where people would cross the street. Kelly replied that the plan is to have them cross at the church crosswalk.

John Hayden commented that it would be up to the DOT not the police department as to whether or not a crosswalk would be allowed in front of the Library. If that was the case, Kelly would need a letter from the Selectmen or Planning Board to submit to the State for their consideration.

Kelly recently met with Wendy Beckwith, the accessibility specialist with the State, to review changes that need to be made to make the building ADA compliant. The railing height of the existing ramp would need to be made higher and an additional child height railing added. Wendy recommends a van accessible space parallel to the ramp. Another consideration would be to move the ramp to the left of the building which used to be a loading dock area. It is not an ideal spot because it isn't the primary entrance but it is a possibility.

The signage regulations have been reviewed and they intend on putting up a sign that would be aesthetically pleasing, nothing too large.

The lighting at the site is adequate but they may add motion detection lighting.

It has been determined that the use will be considered an educational facility. This means fire drills will need to be provided to attendees. The building is 815 square feet and can be occupied by 32 people at one time. The goal is to have small art classes of 6-8

children and one instructor. The classes would be 6 weeks long and held about 7 times per year.

The group is hoping to have a lease agreement in place by March 11th. At this time a warrant article is being placed on the ballot for a vote. The purpose of the article is to allow the Selectmen to grant a lease for a 5-year period. The Selectmen have the authority to lease for a period of one year but nothing longer. The group would be responsible for the renovations and there would be no cost to the town.

John Hayden is concerned with cars backing out onto Route 85. He always thought that was illegal. Also, there will be a crunch of traffic when classes are to begin and end and that is a concern. He suggested looking in to the accessibility in the back of the building. Maybe the traffic could come in off of Main Street and flow to the back of the building and out Church Street.

Kelly mentioned that the land is sloped in the back of the building but it is something they will look into and consider.

Jim Daley asked if they intended on renting the entire building. Kelly said they are renting the upstairs. Currently, the downstairs is rented to the Martin's for storage of a car. This means fire proof sheetrock will be required to be installed. The bottom floor is completely unfinished and they have no interest in renting it at this time.

Jim added that it would be to their advantage to use the lower driveway out back of the building.

Mark Bouzianis commented that he likes the use and commented that it will be necessary to have a formal site plan review done. Clay explained that a formal site plan means noticing the public, having a hearing and granting approval. It isn't necessary to spend thousands of dollars on an engineered plan.

Marie Poole/Noah Tremblay-34 Railroad Ave. Site Plan

No one was in attendance. Marie did inform the town office that her tenant, the tree service, has moved. A site plan is still required for Color All. The Board was wondering if they can send a letter to cease and desist. Clay said he wrote a letter and it was very clear on what needed to be done. It is the owner's responsibility to do the site plan not the tenant.

Zoning Ordinances

Age Restricted Housing-Clay explained that when you provide age restricted housing for elderly people you are allowed to discriminate against younger people. You can't do it because you want to, there has to be something valid that makes it justifiable to discriminate against everyone else. There must be something about the facility or services that meet the needs of older persons. There must be services provided that are customarily for the elderly such as **a night with Mike Price** or programs of interest to people of all ages. Limiting the number of units to 10% of the total number of units in the

town seems reasonable.

A motion was made by Mark Bouzianis and seconded by Jim Daley to place the age restricted ordinance on the warrant for a vote. A motion was made by Mark Bouzianis and seconded by Mike Price to recommend adoption. The motion carried with 4 in favor and 3 against (Woodworth, Hayden and Daley).

The board members against recommending were concerned with a non-profit organization developing and obtaining tax exempt status from the Town. This would have a major impact on Newfield's taxes. Providing this type of development benefit's the Town and has no economic impact, Hayden, Woodworth and Daley would be in favor. Clay will get more information regarding non-profit organizations and property taxes.

Conservation Subdivision Ordinance Amendments

Clay explained that the current ordinance allows applicants to use an equation to determine density and get more housing units than would normally be allowed under the conventional method of development. In the Board's opinion, this method is against the intent of the ordinance. Yield plans are a better approach. The proposed amendments, which would replace 11.7.3, are for a blended approach. An applicant would be required to submit a yield type plan. It wouldn't need to be a full blown engineered plan but a rational representation of the developability of the land. The new language of the ordinance would require the formula result to be applied to a conventional plan to prove that those numbers of lots could work.

Mike Price asked if the formula would still be part of the ordinance. Clay confirmed that the formula would remain but the yield plan would justify the results of the formula.

Changes to section 11.14.1.5 would add language to clarify bonus lots on frontages. The change to section 11.12.4 is to correct a typographical error. The ordinance reads that 'open space shall include a minimum of 100 square feet per dwelling unit for dedicated recreation facilities'. The amendment would change the square footage to 1,000 square foot. In addition, the planning board would authorize the expansion of the development. A motion was made by John Hayden and seconded by Mike Price to place the conservation subdivision amendments as amended on the warrant for a vote.

A motion was made by Mike Todd and seconded by Mike Price to recommend adoption of the amended ordinance. All were in favor and the motion carried.

Renewable Energy Ordinance

The Board needs to decide if they want to go with the Wind Energy Systems Ordinance or Renewable Energy Systems Ordinance. The wind energy ordinance provides a permitting process for wind energy systems and deals with just wind. The renewable energy systems and distributed generation resources ordinance would provide a permitting process for wind as well as make a policy statement for the Town regarding their goal to develop renewable energy resources. Adopting this ordinance could open

many doors for the Town in Clay's opinion.

A motion was made by John Hayden and seconded by Jim Daley to place the Renewable Energy Systems & Distributed Generation Resources Ordinance on the warrant for a vote. A motion was made by Jim Daley and seconded by Mike Todd to recommend adoption. All were in favor and the motion carried.

Conservation Commission Chair Alison Watts presented the Board with an open space and conservation land map that Ellen Snyder from Rockingham Land Trust put together.

Vienneau Subdivision-Old Lee Road 10 Lot Subdivision

The applicant requested a continuance until next month's meeting on February 19, 2009. The plans have been sent to the State for final approval and to Civilworks and Mark West for review.

A motion was made by Mike Price and seconded by Mark Bouzianis to accept the November 2008 minutes as amended. All were in favor and the motion carried.

A motion was made by John Hayden and seconded by Mike Price to accept the December 2008 minutes as amended. All were in favor and the motion carried.

Impact fees will be discussed at next month's meeting.

The meeting adjourned at 9:35pm.

Respectfully submitted,

Sue McKinnon